

# City of Gloversville

City Hall - 3 Frontage Road  
Gloversville, New York 12078 - 2897



FAX ..... 773-2593

MAYOR ..... 773-4553

\* \* \*

ANIMAL CONTROL  
..... 736-2100

ASSESSOR ..... 773-4550

BUILDING INSPECTOR  
..... 773-4560

CITY CLERK ..... 773-4542

CODE ENFORCEMENT  
..... 773-4560

COMMUNITY DEVELOPMENT  
AGENCY ..... 773-4534

FINANCE ..... 773-4532

FIRE ..... 773-4555

LAW OFFICE ..... 773-4554

POLICE ..... 773-4514

POLICE FAX ..... 773-4540

PUBLIC WORKS ..... 773-4556

TRANSIT ..... 773-4528

WATER DEPT. .... 773-4520

## NARRATIVE INFORMATION SHEET

### 1. Applicant Identification

City of Gloversville, NY  
City Hall of Gloversville  
3 Frontage Road  
Gloversville, NY  
12078

### 2. Funding Requested:

- a. Assessment Grant Type Community Wide Assessment Grant
- b. Federal Funds Requested
  - i. \$300,000
  - ii. Gloversville is not requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.
- c. Contamination: Hazardous Substances

### 3. Location

- a. City of Gloversville
- b. Fulton County
- c. New York State

### 4. Contacts

- a. Project Director:  
Mayor Vincent DeSantis,  
City Hall of Gloversville  
3 Frontage Road  
Gloversville, NY 12078  
518-773-4551,  
vdesantis48@gmail.com

- b. Chief Executive/Highest Ranking Elected Official  
Mayor Vincent DeSantis,  
City Hall of Gloversville  
3 Frontage Road  
Gloversville, NY 12078  
518-773-4551,  
vdesantis48@gmail.com,

5. **Population:**14,951

**6. Other Factors Checklist**

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management  
625 Broadway, 12th Floor, Albany, NY 12233-7012  
P: (518) 402-9764 | F: (518) 402-9722  
www.dec.ny.gov

January 11, 2019

Honorable Vincent DeSantis, Mayor  
City Hall of Gloversville  
3 Frontage Road  
Gloversville, NY 12078

Dear Mayor DeSantis:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the City of Gloversville's consultant, HRP Associates, dated December 13, 2018, for a state acknowledgement letter for a Federal Year 2019 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Gloversville plans to submit a Brownfield Community-wide Assessment Grant application for hazardous substances in the amount of \$300,000. Focus of the funding will be to conduct Phase I and Phase II Environmental Site Assessments on six sites in the Cayadutta Creek wetland. In addition to the site assessments, funding will be allocated for the following tasks: project management, community outreach, site data collection, and reuse and remediation planning. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the City of Gloversville may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Theodore Bennett  
Director  
Bureau of Program Management

cc: T. Wesley, USEPA Region 2  
E. Obrecht, DEC Albany  
R. Huyck, DEC Region 5  
T. Simmons, HRP Associates



Department of  
Environmental  
Conservation

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **1.a. Target Area and Brownfields**

#### **1.a.i Background and Description of Target Area**

Gloversville, NY (the applicant) is a small, rural city in the foothills of the Adirondack Mountains. The City is bisected, north to south, by the Cayadutta Creek. The Creek's presence places half of the City, and its most contaminated sites, within a federally designated floodplain.

Gloversville was the birthplace of glove making and tanning in the United States. For over 150 years the industry was the main economic driver for the community. Gloversville once supplied nearly 90% of all gloves sold in the U.S. Production peaked in the 1950s with 116 large tanneries and glove shops, located, employing nearly 80% of Gloversville residents. Economic and policy changes in the 1940s signaled a decline of the industry. By the 1980s, outsourcing forced 86 tanneries to close and hundreds of jobs to be lost. The industry struggled to adjust to regulatory pressure, after decades of dumping toxic tanning agents into local landfills, onto soil, and into the excessively polluted Cayadutta Creek. Reportedly, the creek changed colors day to day based on the dyes dumped into the water. Suds 10 feet high would float on top of the water. For decades the creek was devoid of any life. Leather makers paid millions for a sewage treatment plant in and millions more to upgrade the plant in the 1980s. Pressure continued to mount on the tanning industry. By the mid-1990s, only a few manufacturers remained. The collapse of the glove industry left Gloversville financially depressed, littered with brownfields, high unemployment, high poverty rates, health issues, and a higher than expected number of cancers per capita. Current data indicates a long term population loss with numbers down 34 percent from a peak of 23,634 in 1950.

The Target Area for this Community Wide Hazardous Substances Assessment proposal is defined as the abandoned tannery sites on the banks of the Cayadutta Creek and Gloversville's Southern Gateway. These areas lie within the Fulton County New York State (NYS)census tracts 9707 and 9708. These tracts were selected for their levels of economic distress and contamination, but also for their redevelopment potential. Both tracts have been identified by the State as Opportunity Zones, These Opportunity Zones allow investors to use capital gains that would otherwise be taxed, for the purpose of community redevelopment. In addition to tanneries, brownfields in this target area include, a manufactured gas plant, and a former sewage treatment plant. The sewage treatment plant once supported the glove industry, but continues to pollute surrounding groundwater and surface water. These brownfields sites present a clear hazard to local residents due to the presence of contaminated soil, contaminated groundwater and contaminated soil vapor. Youths and transient populations are at risk of exposure to hazardous substances as result of publicized incidents of trespassing. The target area contains at risk populations as identified by the EPA, including the elderly, working poor, children living poverty, and the undereducated. The presence of abandoned and depilated buildings is a drain on property values and a blight on the community. To address the brownfields and adverse environmental effects The City recognizes the need to be a leader in establishing community and regional partnerships that collaborate in the development of future land use development policies, population growth, land conservation, neighborhood revitalization, housing and commercial and economic development.

#### **1.a.ii. Description of the Priority Brownfield Site(s)**

Gloversville is an industrial graveyard, with at least 39 abandoned, dilapidated, idle, and vacant industrial sites, occupying over 150 acres or approximately 5% of the community by area. Many of these sites are located along the banks of the Cayadutta. For decades tanneries dumped tanning agents onto the surrounding soil, into local landfills, into the Cayadutta Creek, To this day, Cayadutta Creek water quality is

degraded within Gloversville. The Cayadutta and the brownfield sites it contains sit on a federally designated flood plain. Representative examples of brownfield sites in the community are summarized as follows:

Former Cayadutta Tannery: This 12-acre Brownfield site is located at the intersection of Harrison Street and Route 30A. This location is within Gloversville's Southern Gateway and along the Cayadutta Creek. The site has six dilapidated buildings, historically used for tannery operations. The potentially contaminated property has been historically subject to releases of tannery chemicals. The unsecured site is approximately 1,500 feet from a recreation facility and residential areas frequented by children and families. Previous assessments have not adequately addressed the potential for Hazardous tanning agent contamination in soil and groundwater. Due to the sensitive location, Gloversville has targeted this site for commercial redevelopment.

Harrison Street Sewage Treatment Plant: The closed, 21-acre, municipally-owned site is the former location of an old sewage treatment plant. The site is described by NYS Department of Environmental Conservation (NYSDEC) as having "a few old rusted drums in the vicinity of Cayadutta Creek." The site has treated tannery wastewaters whose sludge may have been disposed on-site. Nearby facilities on Harrison Street include multiple youth athletic facilities, such as Parkhurst Field and the Gloversville Little League. Due to the sites' location the City has targeted this site for commercial redevelopment.

Pan American Tannery: This vacant site is situated in a residential area on the Cayadutta Creek in the Southern part of the City. A previous investigation of the site indicated soil and groundwater were impacted with various contaminants migrating off-site into the adjacent Mill Creek. No remediation has been undertaken. The blighted sight is located approximately 1,000 feet from the Gloversville Middle School. The City is considering using the site for affordable housing.

Independent Leather Tannery: The Cayadutta Creek runs through the center of this 3.7 acre former tannery located on South Main Street. The site has been capped, however additional investigations must be completed to address the potential for contaminated soil gas. Gloversville is considering using this site as a waterfront park to allow area residents access to the Cayadutta Creek.

Risedorph Tannery: This vacant 13 acre site is located adjacent to the Cayadutta Creek in a predominantly residential neighborhood. The nature and extent of the unaddressed contamination of impacted soils, sediments, and groundwater at dangerous concentrations is not known. This site is situated between a heavily residential area and Gloversville's Middle School and High School. Previous and extensive plans for remediation have been developed but put on hold due to lack of funding. The site is under consideration for commercial redevelopment.

## **1.b. Revitalization of the Target Area**

### **1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans**

Gloversville recently received a Local Waterfront Revitalization Program (LWRP) grant from the NYSDEC. This grant will guide future development along the Cayadutta Creek and downtown Gloversville. Activities funded by the grant include public meetings and creating area and site redevelopment plans. These plans will be based on community input. The LWRP will focus on developing the city's waterfront resources in a sustainable manner. This includes creating recreational opportunities and preserving historic architecture. The LWRP will serve as a resource to the city, developers, residents, and private property owners as they invest in the Target Area.

Since 1980, housing in Gloversville shows negative trends. The vacancy rate is up to 17.2% from 8.8% in 1990. 85% of the population point to the deteriorating building buildings and neighborhoods as the number one problem. Gloversville's 2003 Comprehensive Land Use Plan (GCLUP) was fully updated in 2015 demonstrating commitment to the redevelopment process and laying out the vision for a revitalized City. Central to this vision are livability, strengthening and diversifying the commercial/industrial base, increasing employment and removing dilapidated structures. The Plan solicited robust resident and business input through highly publicized workshops, supplemented by a questionnaire. Implementation of the plan will allow new construction, safe demolition of dangerous structures, or identification of available land for remediation and safe reuse as environmentally friendly green space. In addition, the local development agencies including Mohawk Valley Regional Economic Development Council (MVREDC), the Fulton County Center for Regional Growth (FCCRG), and the Gloversville Community Development Agency (GCDA) are implementing plans to attract food manufacturing due to existing food manufacturers in the area, affordable land, existing infrastructure, proximity to markets, and outstanding workforce. Gloversville will emphasize that the target areas are located within an Opportunity Zone. Existing grants including HUD Community Development Block Grant and Empire State Development Restore NY grants will be used to address infrastructure upgrades. Lastly, the MVREDC and the FCCRG will assist businesses and the community in securing State and federal grants for projects as needed. To date this plan has successfully attracted several food manufacturers to the area including Fage Yogurt, Antonucci Food, Mohawk Foods, EMVI Chocolate, and Euphrates Incorporated.

#### 1.b.ii. Outcomes and Benefits of Redevelopment Strategy

As part of its economic development strategy the MVREDC has implemented a plan to attract food manufacturing, including the Fulton county food cluster. As part of the effort, the FCCRG is actively courting manufacturers, packagers, and distributors of food and beverage products from all over the globe. The strategy highlights available sites that have existing infrastructure (water, sewer, etc.) projects for job growth and tax revenue. Local Redevelopment agencies project that redevelopment of these sites will result in the creation 150 jobs and an increase in tax revenue of \$750,000 to \$1,000,000. The GCLUP states the city's commitment to removing dilapidated structures. Redevelopment at priority sites has the potential to facilitate renewable energy or energy efficiency improvement projects through the State's commitment to sustainable growth strategies. The Cleaner, Greener Communities Regional Sustainability Planning program provides specific and tangible actions to reduce greenhouse gas emissions consistent with a goal of 80% carbon reductions by the year 2050. This plan serves as basis for local government infrastructure decision making. The plan guides infrastructure investment of both public and private resources, and provides a sustainability plan.

### **1.c. Strategy for Leveraging Resources**

#### 1.c.i. Resources Needed for Site Reuse

Gloversville is eligible to receive various resources from the local and county wide development agencies. These agencies include the MVREDC, Fulton County Industrial Development Agency (IDA), and the FCCRG. Each agency will play an essential role in investment, redevelopment, and revitalization. Gloversville's status as an Opportunity Zone encourages private investment in the Target Area's low-income urban and rural communities. The economic development agencies will use the Opportunity Zone designation to attract businesses to Gloversville. NYS recently awarded Gloversville an LWRP grant. The LWRP focuses on developing the city's waterfront resources in a sustainable manner, creating recreational opportunities, and preserving historic architecture. These funds will serve as a resource to the city, developers, residents, and private property owners as they invest in the Target Area. This investment will strengthen and diversify Gloversville's industrial base, promote commercial development, and increase

employment opportunities for City residents. This is achieved by fostering the highest possible density of industrial and business activity. Funding from currently active grants, as described in 4.b.ii, will complement the funding requested in this proposal.

#### 1.c.ii. Use of Existing Infrastructure

The community of Gloversville wants to redevelop these tanneries for small industrial use including food manufacturers. These tanneries are located in areas with existing infrastructure including sewer, water, transportation and electricity. Due to loss of industry, the existing wastewater and drinking water treatment plants have large scale capacity available for expanding and new facilities. Where necessary, funding is available via state grants and Fulton County IDA (local agency with ability to provide financial assistance via bonding) to upgrade existing infrastructure. Existing infrastructure is a primary consideration for defining this as the Target Area.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

#### 2.a.i. The Community's Need for Funding

Gloversville faces significant fiscal challenges. Gloversville has a limited tax base. It is a small city, 14,951 residents, with a high percentage of population living in poverty. 27.7% in comparison to 15% for Fulton County, 14.1% for NYS and 12.3% nationally (according to the latest available US Census data). NYS constitutionally restricts property tax increases of more than 2%. The city is limited to taxing 2% of the value of property within the City. Gloversville currently taxes at this 2% maximum. Gloversville's small budget can only fund basic needs of the population. Discretionary funding cannot be made available for environmental assessments without outside financial support.

#### 2.a.ii. Threats to Sensitive Populations

(1) The welfare and social safety net of the city is under enormous strain due to the economic pressures created by the sites in the Target Area. The proximity of sites located near schools presents a danger to the children (over 2,000 students within the school district) walking to school who may wander into or explore sites that have not been adequately cordoned off from the public. Sensitive populations include the under educated, inner city poor (over 50% of population in the target area) and aging poor (23% of population within the target area). The aging poor will become increasingly at risk as the younger population continues to move away and the area is faced with a shortage of caregivers.

(2) The NYSDEC conducted several Site Health Assessments on sites in the Target Area. These assessments concluded that contamination in the soil and potentially present in groundwater may move into air spaces within the soil (soil vapor). The contaminants may in turn move into overlying buildings and affect the indoor air quality. This process is called soil vapor intrusion. Any future on-site development is potentially at risk from the inhalation of site contaminants due to soil vapor intrusion. These health assessments state that persons who enter the site could come into contact with contaminants in soil by walking on the site, digging or otherwise disturbing the soil. Given publicized incidents of trespassing this issue requires action by the community. Health Hazard Evaluations have been conducted by the National Institute for Occupational Safety and Health (NIOSH) at Tannery sites in Gloversville in response to multiple incidences of testicular cancer. NIOSH's conclusion indicates that the target area suffers from an increased risk of cancer and of cancer clusters as a result of former tannery activities. Blight is a contributing factor to the sedentary lifestyles and poor diets that cause obesity. Reports have identified this

as the single greatest threat to public health in Gloversville. Reductions of adverse health conditions in the Target Area can be achieved through assessment, identification, and redevelopment of selected sites.

(3) Gloversville has suffered a massive decline of its industry base. The resulting brownfields sites have exposed impoverished and sensitive populations in the target area to severe environmental consequences. The target area is within the highest risk percentiles for lead paint: 95-100 per Environmental Justice (EJ) indicators. According to EJScreen Gloversville meets or exceeds the State percentile rank for the following:

- 80-90% Wastewater Discharge
- 70-80% PM2.5
- 70-80% Ozone
- 60-70% NATA Cancer Risk
- 70-80% NATA Respiratory HI
- 60-70% Lead Paint indicator
- 70-80% Superfund Proximity
- 60-70% RMP proximity

The Fulton County and Nathan Littauer Hospital Elevated Community Health Needs Assessment found elevated concentrations of lead in the blood levels of children. There is an increased danger of asthma due to disturbing soil contaminants, thus creating an airborne hazard. The target area suffers from higher rates of obesity through lack of environmentally safe green and open spaces. These factors have created a food desert in the Target Area. This disproportionally impacts the urban poor and the elderly population, due to blight and insufficient public transportation.

## 2.b. Community Engagement

### 2.b.i. Community Involvement

Each of the listed entities is a local community partner committed to the proposed project. The degree to which each community partner will have meaningful involvement in the site selection, cleanup, and future redevelopment of the brownfield sites is included in the column "Specific Role in the Project."

Partner Name	Point of Contact	Specific Role in the project
Gloversville Community Development Agency (GCDA)	Nick Zabawsky, (518) 773-4533 orionmgmco@aol.com	Site selection, business attraction and economic analysis
Gloversville Public Library	Barbara Madonna (518) 725-2819; gpl@sals.edu	Provide meeting space and assist with public outreach
Gloversville Housing and Neighborhood Improvement Corporation (GHNIC)	Gregory Young N/A 518-620-6276	Identify and evaluate potential housing opportunities
Fulton-Montgomery County Community College	Dustin Swanger, Ed.D. dustin.swanger@fmcc.suny.edu (518) 736-3622	Provide meeting space and assist with public outreach
Lexington Foundation	Wally Hart, Executive Director hartw@thearclexington.org. (518) 736-3917	Obtain input from sensitive population
Fulton County Center for Regional Growth (FCCRG)	Ron Peters; ronp@fccrg.org 518.725.7700 ext. 1001	Provide market information and business attraction
Gloversville Chamber of Commerce	Mark Kilmer, President/CEO president@fultonmontgomeryny.org (518) 725-0641	Information for site selection and reuse

Fulton County Board of Realtors	Virginia M. Mackey fultoncountyboardofrealtors@gmail.com (518) 725-5523	Property information and market analysis to assist with site selection and planning
Fulton County Department of Public Health	Director Irina Gelman; (518) 736-5720 igelman@fultoncountyny.gov	local health information, review of contamination impacts and establishment of site clean-up standards
Mohawk Valley Regional Economic Development Council (MVREDC)	Michael Reese, Regional Director (315) 793-2705 nys-mohawkval@esd.ny.gov	Business attraction and economic analysis
Fulton County Industrial Development Agency (IDA)	Dave D'Amore; 518-736-5660 SHenze@fultoncountyny.gov	Business attraction and economic analysis

### 2.b.ii. Incorporating Community Input

The city will conduct a concerted community involvement campaign. This campaign will raise public awareness, involve the community in the decision-making process, and identify sites and potential reuse options. Planned outreach includes providing up-to-date project information on the county's website, creating/disseminating information via flyers distributed at community meetings, local VFW halls, senior centers, and bulletin boards in community spaces. Articles and information will be released through local newspapers (Leader Herald, Fulton County Express and Daily Gazette), local radio stations (WFNY, WELV, etc.). In addition, the Brownfield Task Force via the selected consultant will conduct public outreach meetings. Meetings will take place at each project milestone to disseminate information to the public and solicit public input. Solicited input will include site selection, Phase I completion, Phase II completion and site redevelopment planning. The meetings will be advertised via local media outlets, the city website and notices posted at public meeting places (i.e. church halls, stores, community service organizations, etc.). If necessary, handicap, hearing impediments and Spanish translation services will be provided at these meetings. All public meetings held as part of the community outreach program will allow for public comment. The solicited information from the above sources will be considered when selecting sites, completing site evaluation, and preparing site redevelopment plans. This engagement will ensure that public concerns are addressed and the public understands and embraces the site's redevelopment plans

The Lexington Foundation will assist in informing and obtaining input from sensitive populations to ensure they have a say in the project decisions. The Foundation has helped fund numerous events and necessities to positively impact the lives of individuals with developmental disabilities

## **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

### **3.a. Description of Tasks and Activities**

Task 1: Project Management: The City of Gloversville is prepared and able to manage a successful brownfield program. The Project will be completed within three years with the assistance of staff and qualified consultants. Gloversville has developed a schedule, milestones, and timelines for timely competition of the grant (detailed in 3.c). Upon receipt of the grant, the City will form a Brownfield Task Force – The following entities will be invited to join: Gloversville Assessor, Gloversville Division of Buildings, Gloversville City Attorney, FCCRG, Gloversville Chamber of Commerce, Fulton-Montgomery County Community College; Hamilton, Fulton and Montgomery Counties' Board of Cooperative Education Services Adult and Community Education (BOCES), community-based organizations, NYSDEC, EPA Region 2, and

HQ Brownfield officials. Once assembled the Task Force will meet initially to formalize plans and the decision-making process, and then at milestones (at completion of tasks 3,4,5,6 and 7) to disseminate information to make informed decisions. Project Reporting and Coordination – Includes preparation of required reports, ACRES database input, consultant oversight, project coordination, coordination with EPA and NYSDEC, development of access agreements, attending roundtables and the National Brownfield Conference. Selection of Qualified Environmental Professional (QEP) and Community Outreach Firm – Through the RFP process the Task Force will select firms to assist with Phase I and II ESAs, remedial design and Community Participation portions of the project.

Task 2: Community Outreach: The City will conduct a concerted community involvement and public awareness campaign, in cooperation with the entities identified in 2.b.ii. The campaign will involve the community in decision-making, identifying sites, and identifying potential reuse options. Planned outreach includes providing up-to-date project information on the county's website, creating/disseminating information via flyers distributed at community meetings, bulletin boards, releasing articles through the local newspapers, local radio stations, and conducting outreach meeting with Community organizations. If necessary, handicap and hearing impediments will be addressed and translation services will be provided.

Task 3: Site Data Collection: QEP will conduct a windshield survey of the identified sites and review file information (building Department, assessor, etc.) provided by Gloversville. The potential environmental issues and economic potential will be conducted to rank the sites.

Task 4: Site Selection: The Task Force will review the inventory and work through the community participation process to identify potential public and private sites for assessment and investigation.

Task 5: Phase I ESAs: QEP will perform 10 Phase I ESAs in accordance with ASTM 1527-13 and the EPA's All Appropriate Inquiry Rule to evaluate the potential for on-site contamination and hazardous building materials. If the site is privately owned, the QEP will work with the city attorney and site owner to obtain an Access Agreement prior to initiating the work.

Task 6: Phase II ESAs: QEP will complete Phase II ESAs for up to six (6) hazardous substances sites. Initially, the QEP will provide EPA-compliant, site-specific QAPPs, sampling and analysis plans, and site-specific health and safety plans (HASPs) for each site. All documents will be submitted for EPA review and approval prior to implementation.

Task 7: Reuse and Remediation Planning: The QEP will complete remedial action plans and reuse plans and appropriate Clean-up Alternatives for six (6) sites including sustainable design and real estate market analysis. These plans can be leveraged for other grant funds or future EPA Brownfield Clean-Up grants.

### **3.b. Cost Estimates and Outputs**

Cost Estimates The following costs are based on review and research of similar successful, funded grant proposals and of similar scale assessment activities.

TASK	COST DESCRIPTION	OUTPUTS
1: Project Management	<u>In-Kind Service: Task Force Creation and QEP Consultant selection</u> : 30 hrs. x \$30/hr. = \$900 <u>In-Kind Service Agreements: \$2,000 lump sum attorney fees</u> Roundtable/National Brownfield Conference: \$2,500 in travel costs Reports/Database Maintenance/Consultant Oversight/Project Coordination: \$3,440(\$2,408 Personnel; + \$1,032 Fringe Benefits)	Brownfield Task Force Formation, project reporting / coordination and Qualified Environmental Consultant Collection
2: Community Outreach	<u>In-Kind Service: Meeting attendance 2 people - 6 meetings x 3 hr./meeting x \$30/hr. = \$1,080</u> <u>In-Kind Supplies: Outreach Supplies (poster displays, brochures, other Educ. Mat.) – \$750</u> <u>Community Outreach (Total = \$10,500):</u> Creates outreach materials, organize/facilitate public outreach and training sessions (10 sessions at \$800 per session): \$8,000 Prepare/disseminate materials: \$1,000 Hearing impaired service 10 meetings 2 hr. meeting: \$1,500	Outreach material, effective communication, materials and reports available for volunteer council
3: Site Data Collection	<u>In-Kind Service: File Review 30 hrs. x \$30/hr. = \$900</u> <u>Site Inventory data collection, review and presentation: \$5,540</u>	Brownfield Site Inventory
4: Site Selection	<u>In-Kind Leveraging Selected Site: 40 hr. x \$30/hr. = \$1,200</u>	Selected Site for Investigation
5: Phase I ESAs	10 x \$3,000 average per Phase I = \$32,500	10 Phase I ESAs
6: Phase II ESAs	Six (6) Phase II sites x \$30,000 average per site = \$180,000	4 Phase II ESAs
7: Reuse and Remediation Planning	Three (6) sites x \$10,920 average per plan = \$65,520	3 Reuse Plans

Budget Categories		Hazardous Substance Assessment Tasks (\$)							Total
		Project Management	Community Outreach	Site Data Collection	Site Selection	Phase I ESAs	Phase II ESAs	Reuse and Remediation Planning	
Direct Costs	Personnel	\$2,408	\$1,500						\$3,908
	Fringe Benefits	\$1,032							\$1,032
	Travel <sup>1</sup>	\$2,500							\$2,500
	Equipment <sup>2</sup>								
	Supplies		\$1,000						\$1,000
	Contractual		\$8,000	\$5,540		\$32,500	\$180,000	\$65,520	\$291,560
	Other (include subawards) (specify type) _____								
Total Direct Costs <sup>3</sup>									
Indirect Costs <sup>3</sup>									
<b>Total Budget</b> (Total Direct Costs+Indirect Costs)		\$5,940	\$10,500	\$5,540		\$32,500	\$180,000	\$65,520	\$300,000

<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds.

<sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.

<sup>3</sup> Administrative costs (direct and/or indirect) cannot exceed 5% of the total EPA-requested funds.

### 3.c. Measuring Environmental Results

The city will use an excel spreadsheet to track the entire cooperative agreement process, from acceptance to closeout and audit track. The project will follow the schedule below with tasks as noted in Section 3 a.

Task	Months from Contract Execution											
	3	6	9	12	15	18	21	24	27	30	33	36
1. Project Management	X	X	X	X	X	X	X	X	X	X	X	
2. Community Outreach		X			X		X		X	X		
3. Site Inventory		X	X	X								
4. Site Selection		X	X	X	X							
5. Phase I Activities			X	X	X	X	X					
6. Phase II Activities					X	X	X	X	X			
7. Reuse & Remediation Planning								X	X			

The spreadsheet will track tasks/milestones by person responsible, outputs, and completion dates, budget by task and amount expended and remaining, as well as activities associated with tasks including action (e.g. outreach meeting, environmental assessments, etc.), date of action, costs and outputs. The actions will be maintained by Mayor DeSantis and updated at least monthly. Progress will be reviewed by the Task Force at each meeting to ensure the objectives are on track based on budget, goals, and timeline. The QEP will be accountable the mayor for meeting all responsibilities as described in Task 3, 5, 6, and 7 (3.a). The selected QEP will be required to submit plans that align with the timetable. The mayor will be responsible for monitoring the progress of the QEP. The City will keep EPA informed of project progress by electronically submitting data using the Assessment, Cleanup and Redevelopment Exchange System. Data and progress will be reviewed by EPA and NYSDEC officials to ensure compliance. Documents generated by the QEP will be submitted for EPA review and approval prior to implementation.

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### 4.a. Programmatic Capability

#### 4.a.i. Organizational Structure

Gloversville has the internal capability to manage the grant. The primary and final decision maker for the grant will be Mayor Vincent DeSantis. Mayor DeSantis has over 30 years' experience as a public servant. As the former councilman at large for the City of Gloversville, Mayor DeSantis has been extensively involved in the City's redevelopment efforts and grant oversight. The Mayor will receive assistance, when needed, from Nick Zabawsky, of the GCDA, who will serve as interim manager for the grant in the event of the mayor's departure of that position and until such time as the new Mayor is appointed. The GCDA's mission is to improve the quality of life for citizens by undertaking revitalization projects, improving the quality of housing, supporting creation and expansion of local businesses and creation of jobs, eliminating blight, and improving public infrastructure. Nick Zabawsky has over 30 years' experience in redevelopment, project management, and grants, in particular, Community Development Block Grants and Economic and Housing Rehabilitation Loan programs. The mayor will oversee all financial matters related to the grant, with assistance from Gloversville's Commissioner of Finance Tammie Weiterschan as needed. Ms. Weiterschan has extensive experience overseeing all aspects of City finance, and multiple years as the City's Commissioner of Finance. The city attorney will assist with site access agreements and obtain Temporary Environmental Easements for recalcitrant private owners with sites in tax arrears. Gloversville is a small city and does not have the internal capability to perform several aspects of the cooperative agreement including reporting, outreach and environmental assessments. Therefore, Gloversville intends to select qualified individuals and firms such as QEP, through a competitive process to assist reporting,

community participation, and completion of environmental assessments and remediation plans. The mayor, in coordination with the GCDA will work with the selected consultant on an on- going basis, approve requests for payments and oversee the overall direction of the grant.

#### 4.a.ii. Acquiring Additional Resources

Additional expertise and resources, such as contractors or subrecipients will be contracted through appropriate RFP processes. All such processes will strictly adhere to the EPA's solicitation clauses. Municipal services, such as the city's town lawyer and Commissioner of Finance can be made available as necessary. Gloversville also benefits from the extensive and enthusiastic support of the community.

#### **4.b. Past Performance and Accomplishments**

##### 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: Gloversville Has not received an EPA Brownfield Grant but has received other Federal/Non-Federal Assistance agreements. Previous rehabilitation grants have been successfully completed, on time, on budget, and in compliance with all regulations. The scope of the challenges facing Gloversville necessitates the funding requested by this proposal. Currently awarded grants will work in concert with this grant for a holistic redevelopment strategy.

<b>GLOVERSVILLE GRANT ADMINISTRATION</b>					
<b>Granting Agency</b>	<b><u>Award Date</u> Grant Amount</b>	<b>Status</b>	<b>Purpose</b>	<b>Outputs</b>	<b>Outcomes</b>
<b>HUD Community Development Block Grant</b>	<u>2015</u> \$400,000	Completed	Housing Rehabilitation Program	Rehabilitated 21 Homes	Completed on time and in full compliance with regulations
<b>HUD Community Development Block Grant</b>	<u>2017</u> \$750,000	20% Completed	Replacement of sewer main	Installation of new interceptor sewer line	Project Underway
<b>Empire State Development Restore NY Program</b>	<u>2017</u> \$425,000	20% Completed	Renovation of a building as a business incubator facility	Creation of business incubator facility	Project Underway

(2) Compliance with Grant Requirements: Gloversville initially generated a work plan with tasks, milestones and timeframes for completing the work within grant guidelines. During the administration of the grants, meetings were held at milestones by Gloversville officials and interested/invested parties to determine the progress of the grant and make needed changes. At the conclusion of the grants, a review was completed to determine the overall success and/or areas requiring improvement. These reports were submitted to the awarding agency within the grant requirements. The reporting requirements within each grant (monthly or quarterly), were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.

# City of Gloversville

City Hall - 3 Frontage Road  
Gloversville, New York 12078 - 2897



FAX ..... 773-2593

MAYOR ..... 773-4553

\* \* \*

ANIMAL CONTROL  
..... 736-2100

ASSESSOR ..... 773-4550

BUILDING INSPECTOR  
..... 773-4560

CITY CLERK ..... 773-4542

CODE ENFORCEMENT  
..... 773-4560

COMMUNITY DEVELOPMENT  
AGENCY ..... 773-4534

FINANCE ..... 773-4532

FIRE ..... 773-4555

LAW OFFICE ..... 773-4554

POLICE ..... 773-4514

POLICE FAX ..... 773-4540

PUBLIC WORKS ..... 773-4556

TRANSIT ..... 773-4528

WATER DEPT ..... 773-4520

## THRESHOLD CRITERIA RESPONSES

### Statement of Applicant Eligibility

The city of Gloversville NY is eligible to apply for grant funding under the criteria as General Purpose Unit of Local Government. The city of Gloversville, NY qualifies as a local government as defined under 2 CFR § 200.64.

### Description of Community Involvement

The city will conduct a concerted community involvement campaign. This campaign will raise public awareness, involve the community in the decision-making process, and identify sites and potential reuse options. Planned outreach includes providing up-to-date project information on the county's website, creating/disseminating information via flyers distributed at community meetings, local VFW halls, senior centers, and bulletin boards in community spaces. Articles and information will be released through local newspapers (Leader Herald, Fulton County Express and Daily Gazette), local radio stations (WFNY, WELV, etc.). In addition, the Brownfield Task Force via the selected consultant will conduct public outreach meetings. Meetings will take place at each project milestone to disseminate information to the public and solicit public input. Solicited input will include site selection, Phase I completion, Phase II completion and site redevelopment planning. The meetings will be advertised via local media outlets, the city website and notices posted at public meeting places (i.e. church halls, stores, community service organizations, etc.). If necessary, handicap, hearing impediments and Spanish translation services will be provided at these meetings. All public meetings held as part of the community outreach program will allow for public comment. The solicited information from the above sources will be considered when selecting sites, completing site evaluation, and preparing site redevelopment plans. This engagement will ensure that public concerns are addressed and the public understands and embraces the site's redevelopment plans.

The Lexington Foundation will assist in informing and obtaining input from sensitive populations to ensure they have a say in the project decisions. The Foundation has helped fund numerous events and necessities to positively impact the lives of individuals with developmental disabilities.

### Documentation of The Available Balance on Each Assessment Grant; or an Affirmative Statement That the Applicant Does Not Have an Active Assessment Grant

The city of Gloversville, NY (the applicant) affirms that it does not have an active EPA Brownfields Assessment Grant.

**GRANT PROPOSAL PACKAGE FOR EPA BROWNFIELDS ASSESSMENT GRANT 2019  
COMMUNITY WIDE HAZARDOUS SUBSTANCES ASSESSMENT GRANT  
CITY OF GLOVERSVILLE, NY**

TABLE OF CONTENTS	
<b>Narrative Information Sheet and Attachment</b>	
○ Narrative Information Sheet	
○ Attachment: Letter from state environmental authority	
<b>Narrative Proposal:</b>	
○ EPA Brownfields Grant: Community Wide Hazardous Substances Assessment, Gloversville, NY	
<b>Threshold Criteria Response</b>	
○ Statement of applicant eligibility as a city	
○ Description of Community Involvement	
○ Affirmative Statement that the city of Gloversville (the applicant) does not have an active Assessment Grant	

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Gloversville

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

146002200

\* c. Organizational DUNS:

0480126600000

d. Address:

\* Street1:

3 Frontage Road

Street2:

\* City:

Gloversville

County/Parish:

Fulton

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

120780000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

\* First Name:

Vincent

Middle Name:

\* Last Name:

DeSantis

Suffix:

Title:

Mayor

Organizational Affiliation:

City of Gloversville

\* Telephone Number:

5187734551

Fax Number:

\* Email:

vdesantis@cityofgloversville.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Community Wide Brownfield Assessment Grant to be used for publicly and privately owned properties containing hazardous substance contamination.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

21

\* b. Program/Project

21

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

08/01/2019

\* b. End Date:

07/31/2022

**18. Estimated Funding (\$):**

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number: Fax Number: \* Email: \* Signature of Authorized Representative: \* Date Signed: